



Lawnswood Avenue, Shirley

Guide Price £310,000





PROPERTY OVERVIEW

Nestled on a serene and desirable street in Solihull, this delightful two-bedroom semi-detached property offers an exceptional opportunity for first-time buyers. Immaculately presented and tastefully extended, this residence boasts a harmonious blend of modern design and functionality.

Upon entry, a spacious hallway seamlessly connects the ground level, leading to a generously-sized living room adorned with a charming fireplace - perfect for cosy evenings. The open-plan kitchen/diner has been skilfully extended, creating a welcoming space flooded with natural light from skylights overhead. A convenient downstairs toilet adds to the practicality of the layout.



Ascending the stairs, the first floor reveals two double bedrooms, including a generously proportioned principal bedroom. All bedrooms feature built-in storage solutions and are catered to by a well-appointed family bathroom.



Combining a tranquil location, contemporary interiors, and thoughtful design elements, this property exemplifies comfortable and stylish living, presenting an excellent opportunity for those seeking a modern home in a sought-after area.

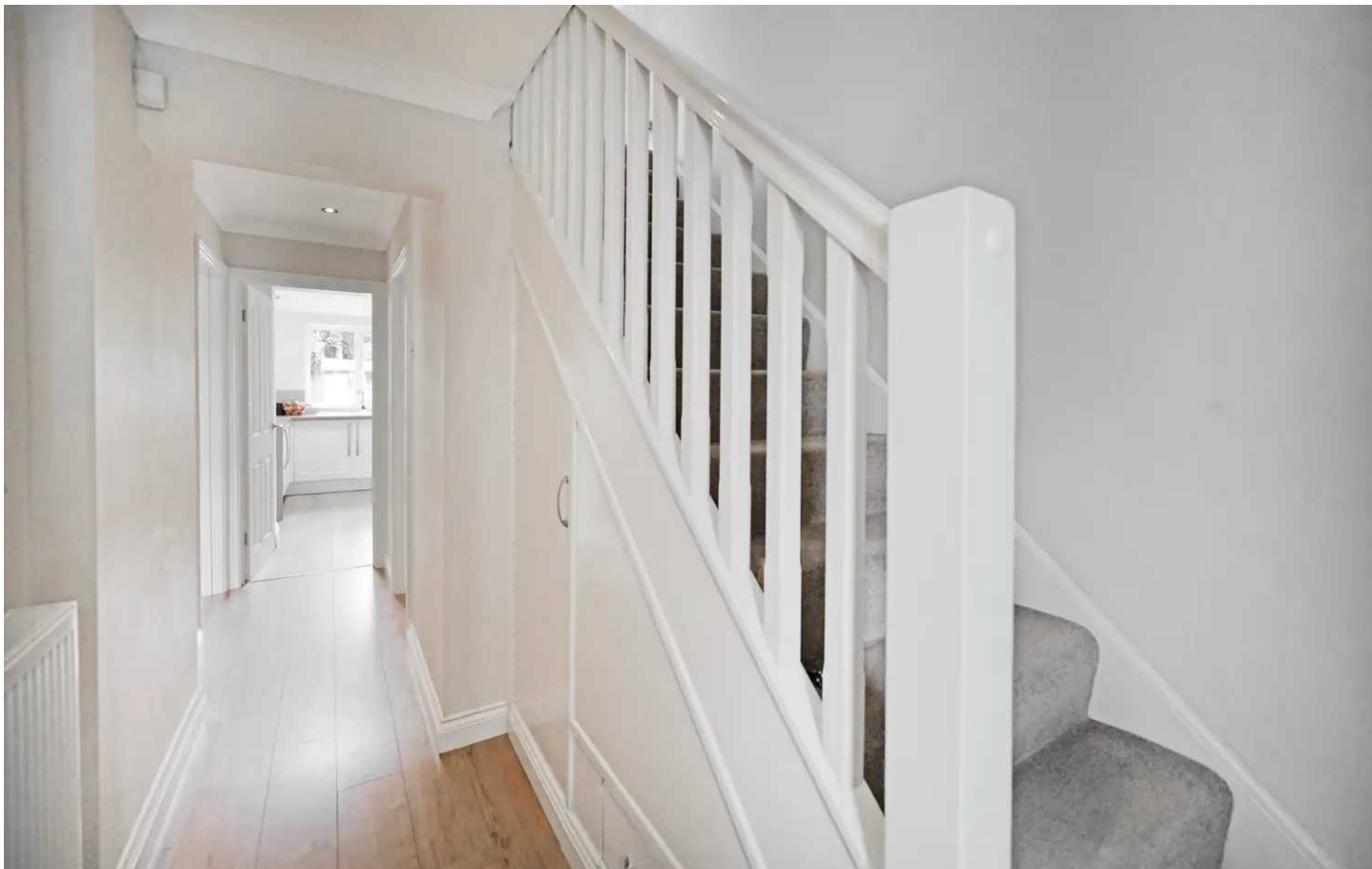
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold





- Two Bedroom Semi-Detached Property
- Ideal For First-Time Buyers
- Set On A Quiet Road In Solihull
- Extended Open Plan Kitchen / Diner
- Spacious Living Room
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Driveway For Multiple Vehicles

PORCH

HALLWAY

WC

5' 9" x 3' 5" (1.76m x 1.03m)

LIVING ROOM

19' 7" x 10' 1" (5.98m x 3.07m)

KITCHEN / DINER

15' 7" x 14' 3" (4.74m x 4.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 9' 0" (4.29m x 2.74m)

BEDROOM TWO

10' 6" x 10' 2" (3.20m x 3.10m)

BATHROOM

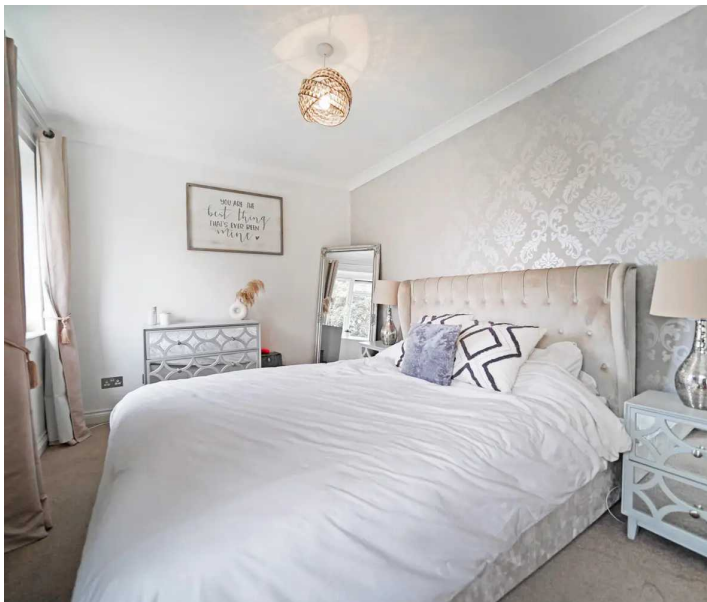
6' 8" x 5' 9" (2.02m x 1.75m)

TOTAL SQUARE FOOTAGE

Total floor area: 77.8 sq.m. = 837 sq.ft. approx.

OUTSIDE THE PROPERTY

LAWN REAR GARDEN



**ITEMS INCLUDED IN SALE**

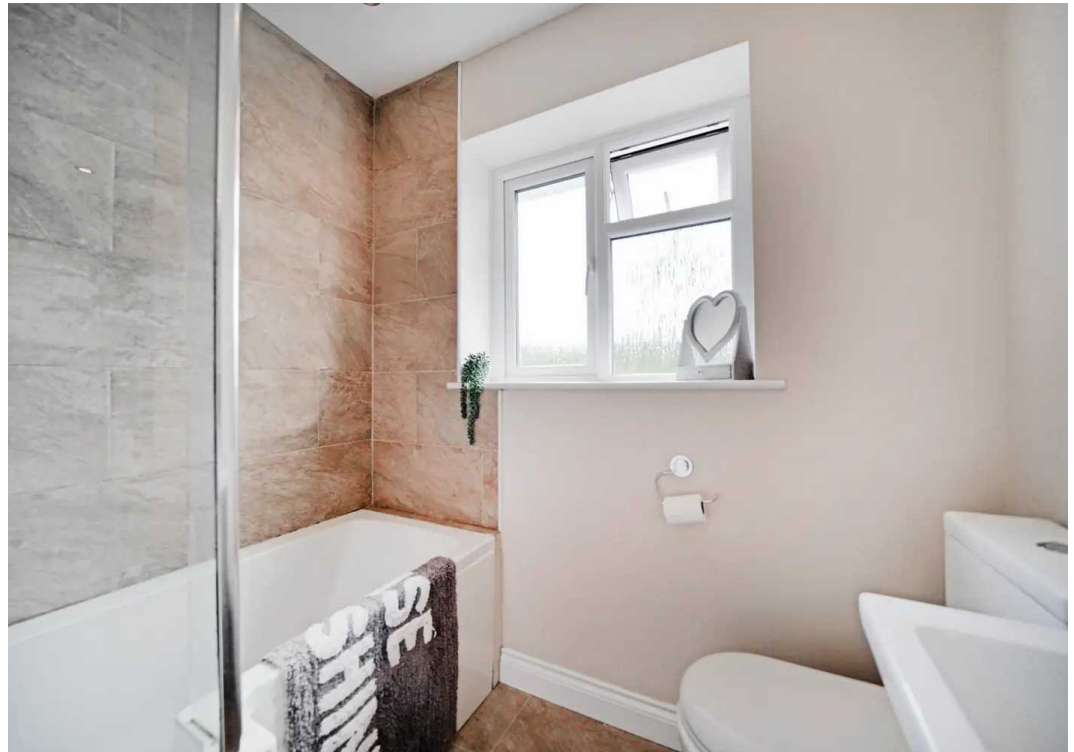
Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, some light fittings and a garden shed.

ADDITIONAL INFORMATION

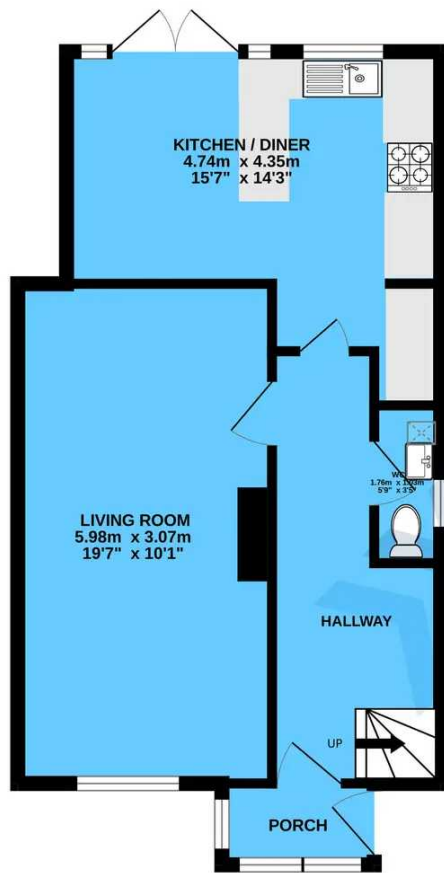
Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media.

MONEY LAUNDERING REGULATIONS

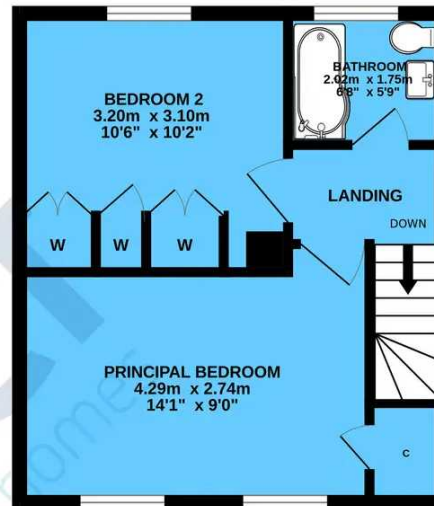
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 77.8 sq.m. (837 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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